

# \$1,031,000 - 9622 42 Avenue, Edmonton

MLS® #E4354499

**\$1,031,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

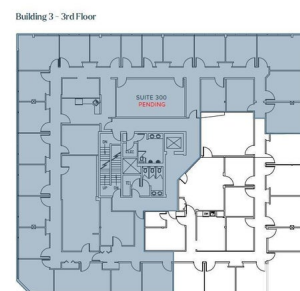
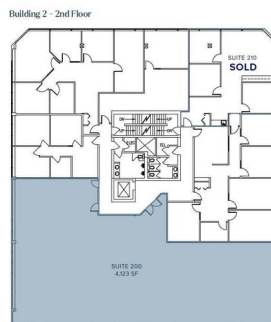
Strathcona Industrial Park, Edmonton, AB

Welcome to Whitemud Business Park! This established southside office park has recently underwent a condo conversion so units are now for sale! Sizes range from 915 Sq. Ft. up to 6,964 Sq. Ft. The park has a campus-like environment designed to enhance connectivity and collaboration. On-site amenities include a gym space exclusive to building occupants and an outdoor eating/gathering area soon to be improved. Great access to Whitemud Drive, QEII, and Anthony Henday Drive. This particular unit is 4,123 Sq. Ft. of developed office space with over 20 perimeter offices with windows, kitchen area, and meeting rooms. A summary of all current availabilities can be found on the brochure, we may also have other units coming up within the building that meet your size range.

Built in 1980

## Essential Information

MLS® #	E4354499
Price	\$1,031,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Office
Status	Active



**Community Information**

Address	9622 42 Avenue
Area	Edmonton
Subdivision	Strathcona Industrial Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 5Y7

**Exterior**

Exterior	Mixed
Construction	Mixed

**Additional Information**

Date Listed	August 16th, 2023
Days on Market	670
Zoning	Zone 41

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Listing information last updated on June 16th, 2025 at 7:17am MDT